

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 ASPIRE BOULEVARD FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Fraser Rise

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 155 CITY VISTA COURT FRASER RISE VIC 3336 | \$840,000 | 22-Nov-22 |
| 4 TULLOONA STREET FRASER RISE VIC 3336    | \$820,000 | 23-Feb-23 |
| 18 ORBIS AVENUE FRASER RISE VIC 3336      | \$840,000 | 16-Feb-23 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 07 March 2023

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**155 CITY VISTA COURT FRASER  
 RISE VIC 3336**

 4  2  2

Sold Price **\$840,000** Sold Date **22-Nov-22**

Distance **1.45km**

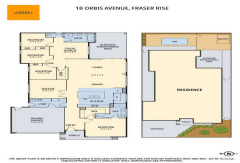


**4 TULLOONA STREET FRASER  
 RISE VIC 3336**

 3  2  2

Sold Price <sup>RS</sup> **\$820,000** Sold Date **23-Feb-23**

Distance **0.56km**



**18 ORBIS AVENUE FRASER RISE  
 VIC 3336**

 4  2  2

Sold Price <sup>RS</sup> **\$840,000** Sold Date **16-Feb-23**

Distance **2.94km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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